



Flat 1/1 2 Fairyhill Road, Kilmarnock, KA1 1TA
Offers Over £49,000

Early internal viewing is strongly recommended to fully appreciate the setting of this well proportioned one bedroom FIRST FLOOR FLAT situated within this highly sought after very quiet residential area just a short distance from Kilmarnock town centre.

This bright flat enjoying a lovely outlook provides accommodation of entrance hall accessed from the communal hallway, a large lounge to the front, a spacious double bedroom to the rear and an internal bathroom with a three-piece suite. The galley style kitchen offers an extensive range of units both floor standing and wall mounted units with a contrasting work surface area incorporating an inset electric hob.

The property benefits from double glazing throughout, gas central heating and to the rear large communal gardens.

The flat located just off McLelland Drive and a short distance from Kilmarnock town centre. The Howard Park is minutes from the flat for pleasant walks and play facilities for children. There is a large Tesco's supermarket, Lidl, and Aldi for day-to-day requirements. More extensive shopping facilities can be found within Kilmarnock town centre which features many high street names. Public transport services locally include regular bus services on High Glencairn Street with frequent rail travel from Kilmarnock railway station found within proximity. Kilmarnock town centre also offers an excellent choice of bars, restaurants and cafes.

DIMENSIONS

Lounge	12'0" x 12'5"
Kitchen	12'0" x 4'2"
Bedroom	12'0" x 11'0"
Bathroom	6'3" x 6'0"

COUNCIL TAX

Band A

ENERGY RATING

C

FEATURES

Excellent location
Lovely outlook to the front
Good public transport services
Spacious double bedroom

Gas central heating

Viewing essential

INCLUSIONS

Fitted floor coverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

TRAVEL DIRECTIONS

Travelling from Kilmarnock town centre on Dundonald Road, at traffic lights turn left onto McLelland Drive, then 4th right onto Fairyhill Road where the property sits on the right hand side.



VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

ENTRY DATE

By arrangement



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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